

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Construction Services

Member: John R. Smith
761-5220

Project Name: Fortune House

Case #: 171-R-00

Date: December 21, 2000

Comments:

No comments.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
938-4966

Project Name: Fortune House

Case #: 171-R-00

Date: December 13, 2000

Comments:

- 1) A Notice of Proposed Construction or Alteration form must be filed with the FAA since the building exceeds 200 feet in height.
- 2) A separate Notice of Proposed Construction or Alteration must be filed if the temporary construction crane will exceed the building height.
- 3) Two copies of the form will be provided at the meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
761-5875

Project Name: Fortune House

Case #: 171-R-00

Date:
12-15-00

Comments:

- 1) Lobby stair requires discharge to exterior and vestibule at entrance.
- 2) Where is continuation of stair number 9 on second level?
- 3) Group A occupancy must be at grade. See 603.2 SFBC.
- 4) Curved stairs do not comply with 5-2.2.2.6 of NFPA 101.
- 5) All smoke proof enclosures must terminate at the roof for crossover.
- 6) Flow test required.
- 7) Civil site plan required showing fire main, hydrants, DDC, and FDC's.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
761-5200

Project Name: Fortune House

Case #: 171-R-00

Date: 12/18/00

Comments:

Identify any Landscape Plan changes (if applicable).

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Plumbing

Member: Ted DeSmith
761-5232

Project Name: Fortune House

Case #: 171-R-00

Date: December 17, 2000

Comments:

1. For Site Plan Amendments and Parking Reduction=NO COMMENTS

FOR SITE PLAN REVIEW SEE PRIOR DRC COMMENTS

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Division: Planning

Member: Chris Barton
761-5849

Project Name: Riviera Resort/Terramark
Fortune House Hotel

Case #: 171-R-00

Date: December 21, 2000

Comments: This proposal is to amend an approved site plan and parking reduction to expand restaurant facilities at a 278-room hotel with restaurant and retail facilities in the ABA district of the Central Beach RAC. It will require Site Plan level IV review by the City Commission for the site plan amendment and Site Plan level III is required for the proposed parking reduction.

1. Show **all** proposed changes on all plans, elevations and sections, and provide a table showing the changes from what was originally approved and a text narrative describing each change and keyed to the proposed changes drawings.
2. While the parking statement justifying the parking reduction request has been provided and is being reviewed by City consultants, the existing vs. the proposed trips resulting from the proposed restaurant have not been addressed. Please provide a statement regarding traffic generation based upon the initial traffic study provided for the approved hotel facility.
3. Provide a text narrative which fully describes the anticipated operations, maintenance, security, hours of operation, trash management, service, parking and other systems of the proposed restaurant operation and how it will interact with the operations of the previously approved hotel/retail facility.
4. The parking reduction request assumes that the 94 spaces required for the sixth level restaurant can be reassigned for the proposed new restaurant. This is incorrect as those spaces are required and were approved for the sixth level restaurant and must remain for that approved use. The subsequent statement for the parking reduction citing ULDR Section 47-20.3(A)(5)(e) **may**

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

use the shared relationship and the demonstrated use of that sixth level facility primarily by guests of the hotel as justification for a parking reduction, but the parking reduction being requested is for 128 spaces (20.4% of the 628 spaces required) not the 34 spaces shown. Revise the narrative to reflect this.

5. Provide new, finished floor plans for the sixth level area, the proposed restaurant and for the A1A and the Viramar retail areas that shows all proposed changes. Kitchen and customer service areas are to be clearly shown in the floor plans for the proposed restaurant.
6. Should the applicant decide to eliminate the approved sixth level restaurant, show how that floor area is to be used and revise the overall parking calculations to reflect the new uses on the sixth level as well as for all changes on all other levels of the hotel that may be proposed. Should the sixth level area be re-designated to something such as meeting space, the parking requirement will be greatly reduced and all surplus spaces may then be assigned to the proposed restaurant expansion.
7. Provide information on how the proposed changes may change the use of the garage as a self-parking or as a valet garage.
8. Responses to all comments should be provided within 60 days or the proposal may be subject to additional DRC review.
9. Additional comments may be forthcoming at DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Mark Pallans (GRG)
761-5790

Project Name: Fortune House

Case #: 171-R-00

Date: December 21, 2000

Comments:

No apparent interference will result from this plan at this time. This covers the parking reduction request for the restaurant. This statement does not change the determination made on January 25, 2000 in reference to DRC # 4-R-00.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Police

Member: Robert Dodder
759-6421
Beeper 497-0628

Project Name: Fortune House

Case #: 171-R-00

Date: 12-18-00

Review Time:

Comments:

1. The placement of the A.T.M., water fountains and what appears to be telephones in close proximity to the restrooms, at the end of a hallway, creates an opportunity for criminal behavior. It is strongly recommended that this design be reconsidered.
2. Access control in the form of a card reader system that is capable of providing an audit trail is suggested.
3. C.C.T.V. that is monitored and recorded is suggested.
4. Stair doors should not allow entry to the building from the exterior, at grade, except as part of a non-key access control system.
5. Emergency communication points, that are located within the parking garage and which communicate with security is suggested.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
761-5913

Project Name: Fortune House

Case #: 171-R-00

Date: 12/14/00

Comments:

1. Parking reduction shall be reviewed and approved by the Planning and Zoning Board in accordance with section 47-20.3.A.3.
2. Site plan amendments require a site plan level IV review by the City Commission.
3. Double counting 94 parking space for sixth floor restaurant is not the intent of section 47-20.3.A.5.e or removing the 94 space from the parking reduction request but, to illustrate how different users will share the same parking spaces at the same time. Parking reduction request is for 128 parking spaces not 34 spaces as noted.
4. Provide floor plans, elevation changes, and sign revisions for review.
5. Additional comments maybe discussed at DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
761-5123/ph
761-5275/fax

Project Name: Fortune House Site Amend/Pkg. Red. **Case #:** 171-R-00

Date: 12/21/00

Site Plan Comments:

1. No parking reduction report was presented to Engineering staff (Tim Welch) for review in our DRC package. I will require additional review and evaluation of site plan amendment and parking reduction request when submitted.
2. Provide amended site plan and multiple floors of garage to City's consultant (Kittelson & Associates, Inc., attention John Karachepone at 2200 W. Commercial Blvd., Suite 304, Fort Lauderdale, 33309/Ph. 735-1245) at your earliest convenience.